

**TOWN OF PITTSFORD  
PLANNING BOARD  
May 23, 2022**

Minutes of the Town of Pittsford Planning Board meeting held on May 23, 2022 at 6:30PM local time. The meeting took place in the Lower Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** Sarah Gibson, John Limbeck, Paul Alguire, Dave Jefferson, Paula Liebschutz

**ABSENT:** Kevin Morabito, John Halldow

**ALSO PRESENT:** Kate Munzinger, Town Board Liaison, Robert Koegel, Town Attorney, Douglas DeRue, Director of Planning, Zoning & Development, April Zurowski, Planning Department Assistant

**ATTENDANCE:** There were 15 members of the public present.

Chairman John Limbeck made a motion to call the meeting to order, seconded by Board Member Sarah Gibson. Following a unanimous voice vote, the meeting opened at 6:30PM.

**CONTINUED HEARING:**

**Verizon Wireless, 50 W Bloomfield Road**  
Preliminary/Final Site Plan and Special Use Permit

Chairman Limbeck stated that numerous public comments have been received and made a part of the public record. He stated that the Planning Board feels the applicant has not considered the Board's comments for the project.

Robert Burgdorf, of Nixon Peabody LLP, reintroduced the application. He stated that Verizon has provided sample branches, landscaping, and supplemental radiofrequency details to the Town for the proposed site at 50 W. Bloomfield Rd. He stated that the flag lot located at 77 W Bloomfield Rd was previously suggested by Town staff as a possible alternate site, but was ruled out after the owner was not reached. Town staff has since noticed communications from Verizon were directed at the previous owners of the property, and that the owners on record do not match attempted communication. Since this discovery, Verizon has reached out to the up-to-date owners of the property. The new owner has shown interest in the possibility of a cellular facility within their property. Mr. Burgdorf stated that this alternate site may be presented if the Planning Board shows interest. He stated that representatives on behalf of the Church of Transfiguration, located at 50 W Bloomfield Rd, are available for any questions. Mr. Burgdorf asked for Board comments.

Chairman John Limbeck asked if the Planning Board had any questions for Mr. Burgdorf.

Board Member Paula Liebschutz thanked Mr. Burgdorf for looking into alternate sites. She expressed the Board's interest in other locations.

Board Member Sarah Gibson asked Verizon to clarify the height difference if relocated to 77 W. Bloomfield Rd. Mike Crosby, Radiofrequency Engineer for Verizon Wireless, stated that the

alternate site is still being reviewed at this time, however, the flag lot has a higher elevation than the Church site. If relocated, the northeast area would be harder to provide coverage to. The flag lot does not cover as well as the Church site. He stated that in the preliminary phase of review, a 116-foot centerline may be requested.

Chairman Limbeck asked if another small cell plus the macro site on the flag lot would accommodate the coverage deficiencies. Mr. Crosby stated that a small cell site would not be able to accommodate equipment requested for the macro facility.

Planning Board Member Sarah Gibson asked the applicant to briefly overview the "Willard Rd Site" as mentioned earlier. Mr. Crosby stated that Verizon wanted to implement equipment on the Monroe County Water Authority water tank, but after the proposal was denied by the water tower owner, Verizon was planning to apply for a macro site on Willard Rd. This monopole would be proposed within the Town Greenprint area, which includes Town open space. Mr. Crosby stated that an increase in height at the alternate location, 77 W. Bloomfield Rd, may make the Willard Rd site unnecessary. Mr. Burgdorf stated that there has been no formal application for the Willard Rd site at this time. He advised the Board to consider the entire future network.

Board Member Sarah Gibson expressed her concern with the direct visibility of the proposed monopine from the Barker Rd and W Bloomfield Rd intersection. She asked the applicant to consider alternate locations within the Church property. Mr. Burgdorf asked Board Member Gibson if she had reviewed the proposed landscaping plan for the site.

Chairman Limbeck stated that the Board would like to hear from the Church representatives.

Roger Brandt and Father Robert Bourcy of the Church of Transfiguration addressed the Board. Mr. Brandt stated that the Church has experienced safety and ease of communication concerns due to the lack of cellular coverage in the area. He stated that when Verizon approached the Church, approximately 18 months ago, regarding the interest in a cellular facility, a group of interested Church members met to discuss. Mr. Brandt stated that other options regarding stealth type were taken into consideration. He stated the Church felt a bell tower was not architecturally fit for the site and that a tree would be more aesthetically pleasing. Mr. Brandt stated that other sites within the Church property were considered, but the Church felt they were not ideal. The Church reviewed the option of placing the monopine further south, closer to Thornell Rd, but due to prior consideration for further development, and now planning to keep the space as "forever wild," the monopine was not ideal there. He stated the Church felt the monopine would look best tucked near the existing garage by the taller trees on the property. This spot was deemed the best based on the Church's plans for their property. Other spots have since been revisited, but the Church was not interested in moving the monopine. He suggested that additional landscaping may help the visibility concern.

Chairman Limbeck asked the Board to raise questions for the Church representatives at this time.

Chairman Limbeck stated that the representatives mentioned they had been working with Verizon for over a year before the application was received by the Town. He asked when the Church involved the Town with early discussions. Chairman Limbeck stated that this is the second time the carrier has been conversing with the property owner, but has not involved the Town with site acquisition. He stated that the Church does not decide where and what is approved. The Planning Board must consider Town residents and the general community. He

stated that the Planning Board would like to review details of alternate locations on the Church site as well as the flag lot at 77 W Bloomfield Rd. He asked carriers to include the Town in early conversations in the future. Father Bourcy stated that he anticipated Verizon would include the Town with review of preliminary plans. He stated that the Church would like to consider impacts to the community.

Kathy Pomponio, Site Acquisition Specialist for Verizon Wireless, stated that the Church is not responsible to inform the Town, Verizon should have come to the Town earlier. Other sites were considered, but Pittsford's Greenprint area is restrictive and land owners are not always willing to work with Verizon.

Chairman John Limbeck stated that the application is quite restrictive on the Planning Board's suggested alterations. He stated that the Planning Board is trying to make a decision, but no changes have been made to amend the application. Ms. Pomponio stated that Verizon is spending a lot of money on landscaping to shield the stealth tree. Chairman Limbeck stated that Verizon will make enough money to cover the cost of landscaping through the installation of this site.

Board Member Paula Liebschutz stated that flexibility within the Church property would be best, but if this is not feasible, the flag lot may be a better option.

Mr. Burgdorf stated that Verizon will come back with flag lot options after the owner has confirmed interest. He asked the Planning Board to point out another spot on the Church property where the cell facility would be better located. Board Member Liebschutz stated her preference for the cell facility to be located behind the Church near the garden with additional landscaping.

Board Member Paul Alguire showed interest in options for the soccer field near the middle school. Jackie Bartolotta, of Tectonic Engineering & Surveying Consultants P.C., stated that the school district has shown no interest when previously contacted.

Planning Board Member Dave Jefferson informed the applicant that the Board will look at other locations. The Board would not like to force an alternate location within Church property if the Church is not in favor.

Ms. Pomponio asked the Board to confirm they would consider an increased cell tower height, should 77 W. Bloomfield Rd site be secured. Chairman Limbeck stated that the Board would like to see details.

Mr. Burgdorf stated that Verizon will continue conversations with the school district. Mr. DeRue stated that the school has emphasized their disinterest in macro facilities on school property. Both the Superintendent and Head of Facilities have been contacted at this time.

Mr. Burgdorf stated that Verizon believes that chasing alternative sites will not stop the shot clock. He stated that Verizon is volunteering to look into other sites, but this means the shot clock does not stop. Town Attorney Robert Koegel stated that Mr. Burgdorf believes the shot clock should be started again because Verizon has submitted what is required for the application, but the Town is supposed to be reviewing the least intrusive site, which cannot be accomplished without all of the materials for alternate sites. The shot clock should continue to stop until the Town can decide on what is the least intrusive option. If the Town has the opportunity to review other sites, the Town should agree with Verizon that the shot clock stops.

He stated that alternative sites cannot be fully addressed when the shot clock is still running. Mr. Burgdorf stated that Verizon's policy is to stop the shot clock if working with the municipality.

Board Member Sarah Gibson stated the Board has had objections to the location as proposed since the hearing was opened back in January. Mr. Burgdorf stated that Verizon is attempting to find other options, but is having trouble finding a location that is favorable.

Chairman John Limbeck stated that the public hearing will remain open at this time. He asked for public comments regarding this application.

Caroline Brandt, of 53 Greenwood Park, stated that the area has little to no service. She shared concerns regarding emergencies in the area when there is a lack of coverage.

Mr. Crosby stated that the proposed 50 W. Bloomfield cell facility will not have millimeter wave 5G service, but will have another "flavor" of 5G on the site.

Chairman John Limbeck stated that the Planning Board will look forward to reviewing other locations.

**BME Associates, Young – Lehigh Station Road Subdivision  
Concept Subdivision**

Fred Shelley, of BME Associates on behalf of the Young Family Trust, reintroduced the application. The updated concept subdivision plans reflect a reduction to a total of 4 lots. The minimum lot size is now approximately 32,000 square feet. The average neighboring subdivision lots are approximately 28,000 square feet. The plans have been revised to accommodate a 30-foot front setback. Existing trees on the corner of Lehigh Station Road and Pittsford-Henrietta TL Road are proposed to be removed for motorist visibility. Mr. Shelley asked the Planning Board to provide support for variances for side and rear setbacks. The applicant also submitted additional responses to the DRC report.

Chairman John Limbeck asked the Board to address any questions with the applicant at this time.

Planning Board Member Paul Alguire asked Mr. Shelley to confirm the sidewalk easements will remain in the revised plans. Mr. Shelley confirmed the easements will remain.

Chairman John Limbeck stated this application is a public hearing and asked for resident comments.

Jim Falcone, of 3 Summers Circle, stated his appreciation for the reduction in lot numbers and other changes made by the applicant. He asked the Board to consider drainage and other technical issues as the subdivision process continues. He stated that he would prefer the rear setbacks to be 20 feet, but he understands that the neighboring subdivision has 10-foot rear setbacks.

Chairman John Limbeck motioned to close the public hearing, seconded by Planning Board Member Paula Liebschutz. Following a unanimous voice vote, the hearing was closed.

Chairman Limbeck read the SEQRA and Concept Subdivision approvals, both unanimously approved by the Board.

**Nixon Peabody LLP, SJFC Dugan Practice Facility**  
Preliminary/Final Site Plan and Special Use Permit

Robert Burgdorf, of Nixon Peabody LLP, on behalf of St. John Fisher College, introduced the application. He stated that the applicant is requesting Preliminary/Final Site Plan approval and modification of the Special Use Permit for the South Campus Dugan Yard. The building is proposed for 6500 square feet. The practice facility will include indoor batting cages, bathrooms, a coach's office, and janitor's closet. Kurt Charland, of Bergmann Associates, stated that the building will have required security lighting and emergency lighting. Lighting is proposed at the egress of doors and will be dark sky compliant and shielded. Existing vegetation and mature trees will remain.

Planning Board Member Dave Jefferson asked if the building will be sprinkled. Mr. Charland stated the building will not be sprinkled.

Mr. Charland informed the Board that the proposed hydrant is being relocated. Town staff stated that a lighting and landscaping plan was not received. Mr. Charland stated that all supplemental materials will be submitted within a week to the Town.

Mr. DeRue asked the proposed height for the light pole. Mr. Charland stated the light pole will be approximately 25 feet tall and similar in height to others on campus. Board Member Liebschutz asked if the lights will be motion detecting. Mr. Charland stated the lights will not be motion detecting.

Mr. DeRue asked the applicant to clarify proposed hours of use. George Stooks, of St. John Fisher College, stated the hours of use are still in discussion.

Planning Board Member Jefferson asked if additional trees were proposed. Mr. Charland stated that white pines and Canadian hemlock are proposed and will blend with existing greenery. Mr. Burgdorf stated that responses to the DRC report will be formally submitted.

Mr. Charland stated that the proposed stormwater management plan is infiltration at the site. Existing utilities will be extended to the building.

Chairman Limbeck asked if the building would house a kitchen or dining area. Mr. Charland stated that there will be no kitchen nor vending machines within the building. Mr. Charland stated that no deliveries will be made to the building.

Chairman Limbeck asked the applicant to give an approximate timeline for the project. Mr. Charland stated that the timeline is dependent on access to materials, but the applicant is hoping for construction by the end of the year.

Chairman John Limbeck motioned to open the public hearing, seconded by Planning Board Member Sarah Gibson. Following a unanimous voice vote, the hearing was opened.

Chairman Limbeck stated the public hearing will remain open at this time.

**Marathon Engineering, The Highlands Living Center Storage Facility**  
Preliminary/Final Site Plan

Ray Raimondi, of Marathon Engineering, on behalf of the Highlands Living Center, introduced the application. The applicant is proposing a 800 square-foot storage building with approval for possible expansion to 1,200 square feet as a maximum. The building is proposed to store personal property from deceased residents until family members can transport belongings. At this time, the facility rents a storage pod for belongings and pays for transportation. The applicant would like to store items on site for convenience purposes. The proposed building will back up to I-490. The building will have one garage door and one walk-through door. No windows are proposed. Lighting will be down shielded. DRC report responses have been delivered to the Town.

Board Member Jefferson asked if partitions are proposed inside the building. Mr. Raimondi stated that the building is proposed to be wide open.

Chairman John Limbeck motioned to open the public hearing, seconded by Planning Board Member Dave Jefferson. Following a unanimous voice vote, the hearing was opened.

Chairman Limbeck asked for public comments.

Hearing none, Chairman John Limbeck motioned to close the public hearing, seconded by Planning Board Member Sarah Gibson. Following a unanimous voice vote, the hearing was closed.

**OTHER DISCUSSION:**

The minutes of April 25, 2022 were approved following a motion by Planning Board Chairman John Limbeck, seconded by Planning Board Member Paul Alguire. Following a unanimous voice vote, the minutes were approved, none opposed.

Planning Board Chairman John Limbeck motioned to close the meeting at 7:50PM, seconded by Planning Board Member Sarah Gibson, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

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April Zurowski  
Planning Board Secretary

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE PLANNING  
DEPARTMENT